

FOR SALE

MANATI CENTRO PLAZA MANATÍ, PUERTO RICO



**100% OCCUPIED NEIGHBORHOOD CENTER FEATURING
PROVEN HIGH-PERFORMING, NATIONAL TENANCY**



Marshalls

Capri



Liberty

GNC



Wendy's



**COLD STONE
CREAMERY**

SUBWAY

**10 PR-149 (Int.with PR-2)
Manati, PR 00674
ADDRESS**

**115,388 SF / 100%
SQUARE FEET / OCCUPANCY**

**92%
NATIONAL TENANCY**

**4.2 YEARS
WALT**

**19.4 YEARS
AVERAGE TENURE**

**15% BELOW MARKET
AVERAGE IN-PLACE RENTS**



INVESTMENT HIGHLIGHTS

92% OF GLA ARE NATIONAL TENANTS including Marshalls, Wendy's (ground lease), KFC, Capri, Grand Way, Subway, T-Mobile, and GNC (+Walgreens Shadow Anchor)

RECENT RENEWALS DEMONSTRATE TENANT LOYALTY including Marshalls, Wendy's and Grand Way (representing 42.5% of GLA)

PROVEN HIGH VOLUME TENANCY highlighted by exceptional tenant sales including Marshalls occupancy cost of 2.8% and Wendy's occupancy cost of 3.5%

VALUE CREATION OPPORTUNITY via MTM of in-place rents ~15% below market

PRIME MAIN & MAIN POSITIONING at the intersection of PR-2 and PR-149, Manatí's primary east-west and north-south corridors, with over 1,250 SF of prominent frontage

PROXIMATE TO MAJOR DEMAND DRIVERS including Doctors' Center Hospital (3rd largest system on the island), Atenas University, Casino Alantíco Manatí, and major pharmaceutical companies

CHALLENGING TOPOGRAPHY & LAND CONSTRAINTS limit potential competition, positioning Manatí Centro Plaza to be the premier retailer in the submarket

LIMITED CAPITAL REQUIREMENT with over \$925K capital invested since 2022 including fully restored and repaved parking, facade repairs, substation maintenance, and a new generator

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